

**AMENDMENT NO. 9 TO  
OFFICIAL PLAN OF THE TOWNSHIP OF RAMARA**

THE CORPORATION OF THE TOWNSHIP OF RAMARA

BY-LAW NUMBER 2007.96

A BY-LAW TO ADOPT AMENDMENT NO. 9

TO THE OFFICIAL PLAN OF THE TOWNSHIP OF RAMARA.

**WHEREAS** Section 17(22) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, provides for the adoption of an amendment to an official plan;

**AND WHEREAS** in accordance with Section 17(15) and regulation 198/96, a public meeting was held with respect to this amendment;

**NOW THEREFORE**, the Council of The Corporation of the Township of Ramara in accordance with the provisions of section 17(22) of the *Planning Act*, enacts as follows:

1. **THAT** Amendment No. 9 to the Official Plan of the Township of Ramara, constituting the attached text and Schedule 'A', is hereby adopted.
2. **THAT** the Clerk is authorized to forward Amendment No. 9 to the County of Simcoe as required by Section 17(31) and to provide such notice as required by section 17(23) of the *Planning Act*.
3. **THAT** this By-law shall come into force on the day of passing thereof and this amendment comes into effect as an official plan when approved in accordance with Section 17 of the *Planning Act*.

**BY-LAW READ A FIRST, SECOND AND THIRD TIME AND PASSED THIS 5th DAY OF NOVEMBER 2007.**

  
WILLIAM DUFFY - MAYOR

  
RICHARD P. BATES, BAS, CET - CLERK

# **AMENDMENT NO. 9 TO THE OFFICIAL PLAN OF THE TOWNSHIP OF RAMARA**

## **PART A - THE PREAMBLE**

### **1. Purpose of the Amendment**

The purpose of this Amendment is to allow the creation of two additional residential lots in the "Rural" designation in addition to the one residential lot allowed under Section 9.4.8.4.

### **2. Location**

The Amendment is specific to the lands that are designated as "Rural" in Part of Lot 18, Concession 6 (Mara). The subject property is located on Louis Lane. The municipal address is 3461.

### **3. Basis of the Amendment**

Subsection 9.4.8.4 states that "the creation of one lot for a single detached dwelling is permitted from a property as it legally existed on January 1, 1994" in the "Rural" designation. The subject property is partly designated as "Rural" along the frontage of Louis Lane and partly along Amelia Drive. The balance of the property is designated "Agriculture" and "Natural Area Protection" and no severances would be permitted.

On November 7, 2006, the Ramara Committee of Adjustment consented to the severance of one lot in the "Rural" designation.

The applicant has made applications to the Committee of Adjustment for consents to sever two additional lots in the "Rural" designation.

The two proposed lots surround one existing residential lot with an existing dwelling that was created in 1980. As a result of all of the applications, a total of four residential lots would exist in the "Rural" Area.

The applicant prepared an environmental impact statement and a hydrology report, since one lot is proposed adjacent to the Lagoon City Provincially Significant Wetland that is designated as "Natural Area

Protection. The EIS recommended an adjustment to the proposed lot line and separation distance for any dwelling. The Lake Simcoe Conservation Authority has approved the E.I.S., dated July 10, 2007, and the hydrology report, dated June 29, 2007 submitted by the applicant.

Soils are suitable for subsurface drainage. The surface drainage pattern is acceptable for two lots.

The total area that is the subject of this Amendment is 0.883 hectares where a maximum of three residential lots may be created in the "Rural" designation.

## **PART B - THE AMENDMENT**

All of the Amendment entitled PART B - THE AMENDMENT consisting of the text constitutes Amendment No. 9 to the Official Plan of the Township of Ramara.

1. Section 9.4 RURAL of the Official Plan of the Township of Ramara is hereby amended by adding the following Special Policy 9.4.10.3:

**"9.4.10.3 Little  
3461 Louis Lane**

Notwithstanding Subsection 9.4.8.4, the creation of a maximum of two additional lots for two single detached dwellings is permitted for a total of three lots within the RURAL designation on Part of Lot 18, Concession 6 (Mara)."

2. The provisions of the Official Plan of the Township of Ramara, as amended, shall apply in regard to the Interpretation of this Amendment.

## **PART C - THE APPENDIX**

The following appendices do not constitute part of Amendment No. 9, but are included as information supporting the Amendment.

1. Minutes of the Public Meeting held on March 19, 2007.
2. Report from Township Planning Consultant to the Township of Ramara dated March 19, 2007.
3. Correspondence from Lake Simcoe Conservation Authority dated September 7, 2007.

THIS IS SCHEDULE "A" TO BYLAW 2007.96

OPA# 9

PASSED THIS 5<sup>th</sup> DAY OF November 2007.

TOWNSHIP OF



RAMARA

"Proud History - Progressive Future"

